

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, FEBRUARY 8, 2021**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 6:31 PM by Mayor Keough held via an online Zoom conference call permitted by State of Michigan law.

B. ROLL CALL:

Paul Cousins – Present remotely in the City of Dexter, Michigan.
Donna Fisher – Present remotely in the City of Dexter, Michigan.
Jamie Griffin – Present remotely in the City of Dexter, Michigan.
Wa-Louisa Hubbard – Present remotely in the City of Dexter, Michigan.
Julie Knight – Present remotely in the City of Dexter, Michigan.
Zach Michels – Present remotely in the City of Dexter, Michigan.
Shawn Keough – Present remotely in the City of Dexter, Michigan.
Student Representatives:
Alex Gilbert – Present remotely in Webster Township, Michigan.
Isabella Malek – Present remotely in the City of Dexter, Michigan.

Also attending remotely at Council Meeting: Justin Breyer, Interim City Manager and City Clerk; Marie Sherry, Treasurer/Assessor/Finance Director; Dan Schlaff, Public Services Superintendent; Michelle Aniol, Community Development Manager; Michael Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Chief; Patrick Droze and Marcus McNamara, OHM; residents; and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – February 8, 2021

Motion Knight; support Griffin to approve the minutes of the Regular City Council Meeting of January 25, 2021.

Ayes: Knight, Fisher, Griffin, Cousins, Hubbard, Michels and Keough
Nays: None
Motion carries

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Cousins; support Fisher to approve the agenda as presented.

Ayes: Hubbard, Michels, Knight, Cousins, Griffin, Fisher and Keough
Nays: None

Motion carries

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Jim McCargar of 3580 Hudson Street requested that his comments from the 5:30 PM Work Session also be reported at the City Council Meeting. “Jim McCargar of 3589 Hudson Street listed a number of Black lives lost from the Covid epidemic. He stated that the Black population in Washtenaw County is 12.3%, but Covid and Covid related fatalities among the Black population are twice the number of those in the total population. He requested that the City to reach out to the Mayor of the 48197 zip code and get to know other community leaders.”

H. COMMUNICATIONS:

1. Upcoming Meeting List

Council Member Cousins reported that the Dexter Area Chamber of Commerce will meet the last Friday of the month via Zoom and when able to meet in person, they will meet at LaFontaine Chevrolet. Quaila Pant is the new President of the Chamber.

The February 20, 2021 Work Session will not be held as three Council members cannot attend.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Mr. Schlaff provided the following updates:

- There were two sewer backups on Dover Street on February 2, 2021 and February 4, 2021. The clean out on February 2, 2021 caused water in the basement of 7909 Third Street, which was cleaned up. It appears that the cause of the backup problem was wet wipes. It was seven years ago when we began our sewer videotaping rotation. We started in this area and will re-start the rotation in this area this year.
- Under the Water Report, we reported 33 Miss Dig requests in February which has to be a record.
- Well 2 is back in service. Council approved money for a new well pump at a previous meeting.
- We have started cross connection survey inspections, however it is more difficult to get into places due to Covid, and we may be late getting these reports to the State.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her written report as per packet. Ms. Aniol provided the following updates:

- Planning Commission did hold a public hearing for Medical Marijuana and recommended approval to City Council.
- Planning Commission continues to review Accessory Dwelling Units and how they should be permitted in the City as well as how to work with the public with this topic.
- The Zoning Ordinance Sub-Committee held its first meeting.

3. Board, Commission & Other Reports

None

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

Mr. Breyer submits his written report as per packet. Mr. Breyer provided the following updates:

- The City reviews the compliance of businesses with liquor licenses, and we are not recommending that the City contest any of them at present.
- We have had inquiries on the permitting of events to be held in the City. There have been no decisions made at present.
- An update has been provided on possible Work Session dates. As upcoming Saturdays won't work, we are looking into Wednesday meetings.
- The Mast Road bridge maintenance may be starting in March but will be by August 1, 2021.
- The Parks and Recreation Master Plan has been submitted to the DNR.
- We are working on the March Newsletter. Discussion followed on article topics.
- We are planning for a closed meeting with City Council, City Attorney, F&V regarding the contested phosphorus levels in the TMDL

6. Mayor Report – Shawn Keough

Mr. Keough submits his written report as per packet. Mr. Keough provided the following updates:

- The past two to three weekends, I have spent time putting together a State of the City Address for an upcoming newsletter.
- I received a letter from a Dexter 6th grader that was for an assignment to write to someone about an issue. This person wrote about bullying. I did invite him to attend one of our meetings, but he is hesitant to attend.
- I've been getting some exercise shoveling snow in the Social District Tent area over the weekend. Discussion followed.

7. Council Member Reports

None

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$102,460.16
2. Consideration of: PNC Credit Card Resolution

Motion Fisher; support Hubbard to approve items 1 and 2 of the Consent Agenda.

Ayes: Fisher, Griffin, Cousins, Knight, Michels, Hubbard and Keough

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Items postponed from a previous meeting

1. Consideration of: Hardship Guidelines

Motion Fisher; support Michels to approve the Resolution to set the 2021 Hardship Exemption Guidelines at 2.2 X the Federal Poverty Guidelines [and change the applicant's household transfer of assets from 60 months to 12 months.](#)

Ayes: Griffin, Hubbard, Cousins, Fisher, Knight, Michels and Keough

Nays: None

Motion carries

2. Consideration of: City Offices

Discussion began with the review of a staff report on facilities on Broad Street and Dexter Ann Arbor Road as well as the background of Village/City Offices. Two additional options on Baker Road and Broad Street were presented, and discussion followed on the possible locations and cost.

Motion Michels; support Knight to sign a lease with St. Andrew's United Church of Christ for in-person City Council, Boards, Commissions and Committee Meetings, when in-person meetings are required.

Ayes: Hubbard, Cousins, Fisher, Griffin, Michels, Knight and Keough

Nays: None

Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Approval of Purchase of Property Agreement with Dan and Laura Waitz for Property at 3rd Street and Broad Street for an Amount Not to Exceed \$9,700

Motion Fisher; support Knight to approve the purchase of property agreement with Dan and Laura Waitz for property at Third and Broad Streets for an amount not to exceed \$9,700.

Ayes: Cousins, Hubbard, Knight, Michels, Griffin, Fisher and Keough

Nays: None

Motion carries

2. Consideration of: Approval of Purchase of 2021 GMC 2500HD Regular Cab Pickup Truck for an Amount Not to Exceed \$31,742

Motion Fisher; support Cousins to approve the purchase of a 2021 GMC 2500 HD Regular Cab Pickup Truck for an amount not to exceed \$31,742.

Ayes: Knight, Michels, Griffin, Hubbard, Cousins, Fisher and Keough

Nays: None

Motion carries

3. Consideration of: Paper of Record

Discussion followed on the possible options for a Paper of Record for the City.

M. COUNCIL COMMENTS:

Malek	None
Gilbert	I was moved by the letter sent by the young man. I am proud to live in a community where young people care and I would encourage kindness and respect in the community.
Cousins	Sometimes you may take my tone as criticism but it often is frustration. I was on the committee when discussions first started on a City and the Fire Hall and the situation has not changed.
Knight	None
Griffin	Our family went to Aubree's on Saturday. It was nice to be back in a restaurant.
Michels	None
Hubbard	I am frustrated too. We need to take a look at issues that have been on the radar for a long time, but we need to move forward.
Fisher	None

N. NON-ARRANGED PARTICIPATION:

Ryan Henyard of 3577 Shaw Court thanked the City on improving the hardship guidelines and for showing compassion for those who need such guidelines. Mr. Henyard stated that a lot of people have questions surrounding Covid and that his office has put together a "teach out" on vaccines and the Covid crisis. He will forward this information to Mr. Breyer. He is also looking forward to addressing the needs for the City and staff at this time especially with Covid and also discussing the accessibility of offices for City residents.

O. ADJOURNMENT

Motion Cousins; support Knight to adjourn the meeting at 9:01 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____